

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**SEPTEMBER 23, 2004**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, SEPTEMBER 23, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N.

Main, Wichita, Kansas beginning at **1:30 P.M.**

❖ **PLANNING COMMISSION ITEMS**

1. Approval of MAPC August 19, 2004 meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 2-1 to 2-7 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of September 16, 2004. Darrell Downing, Elizabeth Bishop, James Barfield, Denise Sherman, and Harold Warner Jr., present. Bill Johnson, Bob Hernandez, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2004-96) Approved, vote (2-0); Agenda Item 2-2 (SUB2004-97) Approved, vote (4-0);  
Agenda Item 2-3 (SUB2004-38) Approved, vote (3-1); Agenda Item 2-4 (SUB2004-118) Approved, vote (3-1);  
Agenda Item 2-5 (SUB2004-105) Approved, vote (4-0); Agenda Item 2-6 (SUB2004-119) Approved, vote (4-0);  
Agenda Item 2-7 (DED2004-20 and DED2004-21) Approved, vote (5-0);  
Agenda Item 3-1 (VAC2004-39) Approved, vote (5-0); Agenda Item 3-2 (VAC2004-40) Approved, vote (5-0);  
Agenda Item 3-3 (VAC2004-41) Approved, vote (5-0); Agenda Item 3-4 (VAC2004-42) Approved, vote (5-0);  
Agenda Item 3-5 (VAC2004-43) Approved, vote (5-0);

- 2-1. **SUB2004-96 - Final Plat – CEDAR LANE ESTATES ADDITION, located south of 13<sup>th</sup> Street North, east of 143<sup>rd</sup> Street East.**

Engineer: Baughman Company, P.A.  
Acreage: 4.22  
Total Lots: 3

- 2-2. **SUB2004-97 – Final Plat – THE FAIRMONT THIRD ADDITION, located north of 21<sup>st</sup> Street North and on the west side of 127<sup>th</sup> Street East.**

Engineer: Baughman Company, P.A.  
Acreage: 13.71  
Total Lots: 43

- 2-3. **SUB2004-38 – Revised One-Step Final Plat – THORN CREEK FARMS ADDITION, located on the west side of Greenwich Road, north of Harry.**

Engineer: Griffiths and Associates, Inc.  
Acreage: 2.5  
Total Lots: 1

- 2-4. **SUB2004-118 – One-Step Final Plat – SOUTH HIGH SCHOOL THIRD ADDITION, located north of MacArthur and on the east side of Seneca.**

Engineer: Baughman Company, P.A.  
Acreage: 8.95  
Total Lots: 1

- 2-5. **SUB2004-105 – One-Step Final Plat – RIVERLAWN CHRISTIAN ADDITION, located south of 45<sup>th</sup> Street North and west of Meridian.**

Engineer: AM Consulting, Inc.

Acreage: 6.4

Total Lots: 1

- 2-6. **SUB2004-119 – One-Step Final Plat – TUMBLEWEED ESTATES ADDITION, located on the northwest corner of 117<sup>th</sup> Street North and Hydraulic.**

Engineer: Armstrong Land Survey, P.A.

Acreage: 40

Total Lots: 7

- 2-7. **DED2004-20 and DED2004-21: Dedication of Utility Easements, for property located on the southeast corner of 37<sup>th</sup> Street and Ridge Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

## ❖ **PUBLIC HEARING — VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Items 3-1 to 3-5 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC2004-39- Request to Vacate a Portion of Street Right-of-Way and a Platted Street Side Setback, located northwest of K-42 and 55<sup>th</sup> Street South.**
- 3-2. **VAC2004-40- Request to Vacate a Portion of a Platted Easement, located midway between West Street and Meridian, on the north side of 47<sup>th</sup> Street South.**
- 3-3. **VAC2004-41 – Request to Vacate a Portion of a Platted Utility Easement, located east of Ridge Road, midway between 29<sup>th</sup> and 34<sup>th</sup> Streets North, on Westwind Bay Street.**
- 3-4. **VAC2004-42 – Request to Vacate a Portion of a Platted Utility Easement, located southeast of the 13<sup>th</sup> Street North and K-96 Highway interchange.**
- 3-5. **VAC2004-43 – Request to Vacate a Portion of a Platted Utility Easement, located midway between 21<sup>st</sup> and 29<sup>th</sup> Streets North and west of Woodlawn Avenue.**

## ❖ **PUBLIC HEARING — ZONING ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 4a. Case No.: CUP2004-36 Associated with (ZON2004-40)  
Request: Creation of NewMarket V Community Unit Plan  
General Location: South of 29<sup>th</sup> Street North and west of Maize Road  
Presenting Planner: Jess McNeely
- and
- 4b. Case No.: ZON2004-40 Associated with (CUP2004-36)  
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial  
General Location: South of 29<sup>th</sup> Street North and west of Maize Road  
Presenting Planner: Jess McNeely
5. Case No.: CON2004-27  
Request: Sedgwick County Conditional Use for outdoor recreation on property

- General Location: zoned "RR" Rural Residential  
Presenting Planner: North of 119<sup>th</sup> Street South and west of Ridge Road  
Bill Longnecker
6. Case No.: ZON2004-46  
Request: Zone change from "SF-5" Single-family Residential to  
"OW" Office Warehouse  
General Location: At the intersection of South Exchange and West MacArthur  
(600 W. MacArthur)  
District Advisory Board: Four will hear on October 6, 2004  
Presenting Planner: Jess McNeely
7. Case No.: ZON2004-45  
Request: Zone change from "B" Multi-family Residential and  
"SF-5" Single-family Residential to "LC" Limited Commercial  
General Location: North of Douglas and east of West Street  
District Advisory Board: Six heard on September 13, 2004  
Presenting Planner: Scott Knebel
8. Case No.: ZON2004-47  
Request: Sedgwick County Zone change from "SF-20" Single-family  
Residential to "LC" Limited Commercial  
General Location: South of 37<sup>th</sup> Street North, 1/4 mile west of Ridge Road  
Presenting Planner: Donna Goltry
9. Case No.: CON2004-28  
Request: Conditional Use to permit vehicle sales on property  
zoned "LC" Limited Commercial  
General Location: Southwest of Kellogg and west of Gouverneur  
Presenting Planner: Scott Knebel

### ❖ **PLANNING COMMISSION ITEMS**

10. Progress report on Urban Fringe Area Development Standards, presentation John Schlegel.
11. Other matters/adjournment.

**John L. Schlegel Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission**